



Brownfields News Kansas

American Red Cross Redevelops Former Auto Dealership/Maintenance Shop into Headquarters for Midway-Kansas Chapter

KDHE's Brownfields News is published to share brownfields success stories throughout Kansas.



The American Red Cross redevelopment project in Wichita revitalizes a brownfields area in one of the city's key industrial districts. The property, located at 1900 East Douglas Avenue, had previously been operated as an auto dealership and maintenance shop for more than four decades. American Red Cross purchased the property in 2002 with plans to redevelop the property as the Midway-Kansas Chapter Headquarters. As part of the property transaction, an environmental assessment was conducted to research the past uses of the property and identify any potential source areas of contamination. The assessment identified multiple locations of potential petroleum hydrocarbon contamination on the property.

American Red Cross entered the brownfields property into the Kansas Voluntary Cleanup and Property Redevelopment Program (VCPRP) to address the contamination. An investigation confirmed that the petroleum hydrocarbon impact was associated with trench drains and mud pits formerly located beneath the newly reconstructed office building at the southeast portion of the property. The contamination and potential costs associated with invasive

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De Soto Celebrates 150th Anniversary with Kansas River Access Point Made Possible by a Brownfields Grant

Inspired by the possibility of a dream becoming a reality, Lana McPherson, city clerk and chair of the sesquicentennial celebration committee for the City of DeSoto, detailed her community's desires for a Kansas River access ramp and city park during the exercise portion of the KDHE's Brownfields Workshop in Leavenworth on July 13, 2005.

McPherson had performed a community survey that indicated a strong desire to "get back on the river" as part of the community's 2007 sesquicentennial celebration. The city purchased two adjacent properties along the river for a future city park, setting the stage to incorporate a river access ramp and showcase both the ramp and the park as the centerpiece of the 2007 sesquicentennial.

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Meet the Staff

The Kansas Brownfields Program is managed by a team of professional geologists and scientists. In addition to Brownfields Program responsibilities, these staff members also receive funding from other state programs to manage contaminated "orphan" sites in Kansas. This column will introduce KDHE program staff over the next several issues of the newsletter.



Jon Vopata, Geologist Associate

Jon Vopata is a project manager in the KDHE Brownfields program. He currently manages both Brownfields and Orphan Sites. Jon received a bachelor's degree in Earth Science and a master's degree in Physical Sciences from Emporia State University. Jon joined KDHE in March 2005. He can be reached at (785) 296-8063.



Whitney Rawls, Environmental Scientist

Whitney Rawls is project manager in the KDHE Brownfields program. She currently manages both Brownfields and Orphan Sites. Whitney received a bachelor's degree in Environmental Science from the University of Kansas. Whitney joined KDHE in May 2005. Prior to working at KDHE, she worked for an environmental consulting firm in Belton, Missouri. Whitney can be reached at (785) 296-5519.



***Without a sense of caring,
there can be no sense of
community.***

Anthony D'Angelo



**Property for
Sale? List it on
the Redevel-
opKS web site!**



The RedevelopKS Initiative has been developed to assist Kansas communities market potential brownfields properties for sale in their communities.

Please visit the RedevelopKS web site at www.redevelops.org

How Can the Kansas Brownfields Program Help With Your Redevelopment Project?

Every city and county in both rural and urban areas have abandoned, underutilized and potentially contaminated properties. KDHE currently has many brownfields programs available to assist with redevelopment. Listed below are some KDHE programs and funding sources commonly used to assist local governments in brownfields investigation, cleanup and redevelopment.

KDHE programs include:

- Brownfields Targeted Assessments (BTA)
- Brownfields Cleanup Grants

Often before a property transaction, the lending institution requires an environmental assessment to determine if environmental contamination has impacted the property. These assessments are often conducted in two phases. The Phase I assessment evaluates the property's environmental history. Sometimes the Phase I assessment determines a potential for impacts to the property; these impacts are called Recognized Environmental Conditions (RECs).

If an REC is found, a Phase II assessment may be required. Phase II assessments evaluate if the RECs have impacted the property and often require collection of environmental samples, specifically soil and ground water.

The Environmental Protection Agency (EPA) has provided KDHE federal grant funds to conduct environmental assessments (BTAs) for communities in redevelopment areas.

Federal funding also provides KDHE the ability to conduct small environmental cleanups for property owned by a municipality or not-for-profit agency. To learn more about KDHE's Brownfields Program, visit our web site at: www.kdheks.gov/brownfields/index.html or contact:

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remediation efforts jeopardized the entire redevelopment project. Working together, KDHE and the American Red Cross developed a remediation plan that provided a positive outcome for all parties. The chosen remedy called for capping the contaminated soil beneath the newly reconstructed headquarters/office building and resurfacing the asphalt parking lots, as well as placing an Environmental Use Control (EUC) on the property with long-term monitoring. The American Red Cross used funds from a KDHE Brownfields Cleanup Grant to pay for a portion of the selected remedy. This approach alleviated environmental liability and exposure concerns; avoided costly reconstruction, offsite disposal or onsite treatment; and allowed redevelopment of the property to continue.

The time necessary to clean up the contamination through other costly remedial alternatives threatened to delay construction. Cooperation between KDHE and the American Red Cross allowed construction to continue without delay. Because the former trench drains and mud pits were excavated during construction of the main building, and building slab and asphalt parking lot areas were designed to effectively cap contaminated soil, and the goals of limiting the exposure pathway to contaminated soil and immobilizing petroleum hydrocarbon contamination to protect groundwater were achieved. These efforts will ultimately allow KDHE to issue a "No Further Action" determination for the property. Additionally, redevelopment activities at American Red Cross Midway-Kansas Chapter Headquarters have aided in revitalizing the East Douglas industrial district in Wichita.

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Boat Ramp Continued from Page 1

McPherson submitted an application to KDHE on July 27, 2005 to have Brownfields Targeted Assessments (BTAs) conducted on the riverside properties located northwest of the city. KDHE's BTA program is funded through a federal grant and provides funding for Phase I and Phase II environmental assessments for redevelopment projects.

By early October 2005, Phase I BTAs were completed at both properties. Phase I assessments did not identify any environmental concerns on the western property where a sand-dredging facility had operated for several years. Based on these findings, the city began constructing the boat access ramp on the south side of the Kansas River.

A Recognized Environmental Condition (REC) was identified for the eastern property due to historical and unregulated use as a public dump site. A Phase II BTA was completed and approved in mid-March 2006 by KDHE in time for the public celebration of the completion of the boat ramp on the western property.

Based on data collected during the Phase II BTA, there were no significant environmental impacts identified at the eastern property and no additional environmental response was necessary. KDHE recommended that fill and dump areas present on the property be removed to eliminate potential safety hazards to workers building the city park and future recreational users. The city should coordinate with the KDHE Bureau of Waste Management to allow for safe redevelopment of the eastern portion for recreational use.

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